

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
November 10, 2008

Board Members Present: Randy Collins, Don Naiser, Gwen Willis, Bobby Perez, Alan Heskamp

Staff Present: Chandra Spenrath, Executive Director; Jessica Thane, Executive Assistant

CDC Attorney: Ronny Collins

CDC Ex-Officios: John Steelman, City Manager

Media: Brenda Sommers, El Campo Leader News.

Others: Vastene Olier and Marilyn Sebesta, Colorado Valley Transit; Scott Bean, Hawes, Hill, Calderon; Gordon Sorrell, Northside Education Center

1. President Willis called the Meeting to order and noted a QUORUM at 3:00 pm.
2. The minutes from the Regular Meeting of October 20, 2008 were in the Board Book for approval.

Randy Collins made the MOTION to approve the minutes of the Regular Meeting held on October 20, 2008 as presented. The Second was made by Alan Heskamp and the Motion passed unanimously.

3. Bills were reviewed.

Randy Collins questioned the non-owned auto insurance policy expense, asking if it was a new policy. Executive Director Jessica Thane explained that it was not a new policy and that it is \$50 twice a year.

4. Vastene Olier and Marilyn Sebesta presented a request on behalf of Colorado Valley Transit for support of the "Adopt a Bus Shelter" Wharton County project.

Vastene Olier introduced herself as the Director for the Colorado Valley Transit. She explained that Colorado Valley Transit is a non-profit rural transportation system that serves Austin, Colorado, Waller, and Wharton counties. They provide two different kinds of service: demand responsive service and deviated & fixed route service. The inner city trips have \$1 fare each way and the inner county trips have \$2 fare each way. The service is open to anyone, Monday through Friday. The Covered Bus Shelter Campaign is a plan to raise funds to place 30 covered shelters at the transit stops in Wharton County, 9 of which would be in El Campo. The bus shelters cost \$5,000 each, including installation. The upgrade would also include placing 4 benches at transit stops that currently just have a sign.

MOTION was made by Don Naiser and Seconded by Bobby Perez to grant \$20,000 towards placing covered bus shelters in El Campo, specifying that one of the shelters be located in front of the Northside Education Center on Farenthold Street. The Motion passed 4:1 with Randy Collins voting against.

5. A request from Northside Education Center for share of expense for lawn and landscape maintenance was on the Agenda for consideration and possible action.

Gordon Sorrell, President of the Northside Education Center Board of Directors, explained to the Board of the City Development Corporation that NEC received bids for lawn and landscaping service, as requested by CDC Vice President Bobby Perez in order to keep the grounds looking professional and pristine. Executive Director Spenrath agreed that this was an important consideration, especially when bringing in prospects and clients. Socha's Landscaping Service came in with the lowest bid and best service out of the company's that submitted. Socha's bid was for \$450 a month and included increased mowing in the summer months and decreased frequency during the winter months. Due to the Northside Education Center's limited funds, their Board of Directors voted to seek the sharing of the cost with the CDC.

After some discussion, CDC Attorney Ronny Collins advised that he didn't recommend taking action on the Agenda item, due to our contract stating the CDC would not have any expenses. Ronny recommended Tabling the discussion until he could research the matter.

Bobby Perez made the MOTION to Table the discussion regarding sharing the expense of lawn and landscape maintenance with the Northside Education Center. The Motion was Seconded by Alan Heskamp and passed unanimously.

6. President Gwen Willis opened EXECUTIVE SESSION at 4:00 PM to:
 - A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087, regarding:
 - a. Project Weld
 - b. Project Palacios
 - c. Project Crop Science
 - d. Project Diamond
 - e. Project Stamp
 - f. Project Link
 - g. Project CPAIS
 - B. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code regarding finalization of Executive Director's Economic Development Corporation Incentive/Compensation Plan matrix for 2007-2008.

7. OPEN SESSION reconvened at 5:15 pm.

- A. Action taken regarding economic development negotiations: NONE TAKEN.
- B. Action taken regarding personnel matters: NONE TAKEN.

President Willis moved back to Agenda item 6. Review, discuss, and take possible action on 12 month Goals and Action Plans from October 8, 2008 LCRA facilitated workshop.

8. A copy of the 12 month Goals derived from the October 8, 2008 LCRA facilitated workshop of the CDC was reviewed for discussion and possible action.

After much discussion regarding changes and clarifications need to the goals, the Board came to a consensus that Executive Director Spenrath would make any necessary changes to the 12 month Goals and present them at the December Board meeting. No formal Action was taken.

9. Discuss and take possible action on tuition of Executive Director's attendance at Oklahoma University Economic Development Institute's Certified Economic Developer Program in Indianapolis, Indiana on December 7-11, 2008 in the amount of \$1,220.

Executive Director Spenrath explained that this is the last of a three part training program for Certification as an Economic Developer.

Randy Collins made the MOTION to approve paying the tuition of the Executive' Director's attendance at Oklahoma University Economic Development Institute's Certified Economic Developer Program in Indianapolis, Indiana on December 7-11, 2008 in the amount of \$1,220. A Second was made by Alan Heskamp and the Motion passed unanimously.

10. Executive Director Chandra Spenrath gave a Staff Report and Update on :
 - A. I69 Corridor Advisory Committee
 - B. [Texas Municipal League Annual Conference](#)
 - C. Improvements needed to Divide Street building
 - D. LCRA meeting - Colorado/Wharton and Matagorda Lower Basin Panels
 - E. Agriculture Appreciation Luncheon – Congressman Collin Peterson & Senator Glenn Hegar
 - F. 4A Sales Tax training on December 12, 2008 for Board Members
 - G. November 24, 2008, 9 am tour of South Texas Project nuclear plant tour
11. President Willis Adjourned the meeting at 6:18 pm.